

NEW DUBLIN MEDICAL PADS

FOR SALE OR B-T-S / GROUND LEASE

5693 & 5697 INNOVATION DRIVE, DUBLIN, OHIO 43016



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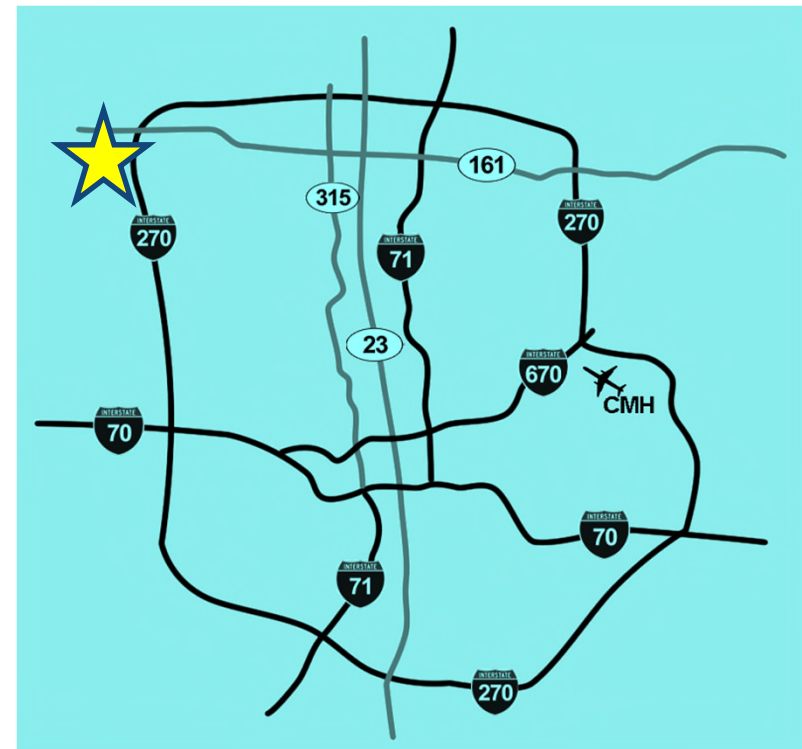
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PROPERTY HIGHLIGHTS

NEW DUBLIN MEDICAL PADS

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- Two pad sites available for sale or build-to-suit / lease opportunities
- Up to 10,108 SF single-story medical office buildings
- 5 minute drive from OhioHealth Dublin Methodist Hospital
- 5 minute drive from the new Ohio State Dublin Medical Center
- Signalized intersection
- Excellent area demographics
- Existing fully-leased 10,000 SF medical office building already in place



COMPLETED WORK

NEW DUBLIN MEDICAL

BUILD TO SUIT FOR LEASE

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- All civil engineering for the site is complete and permitted
- Water and sanitary taps for all buildings are complete
- Stormwater detention ponds and piping for the site are complete
- All dirt work for the site, all pad work for the buildings is complete
- Zoning and site design work is complete
- All shared site landscaping and entrance features are complete
- All underground utilities to the pads are complete
- Architectural plans for the buildings are complete
- Property entrance is complete
- Parking lot to be completed

LOCAL AERIAL



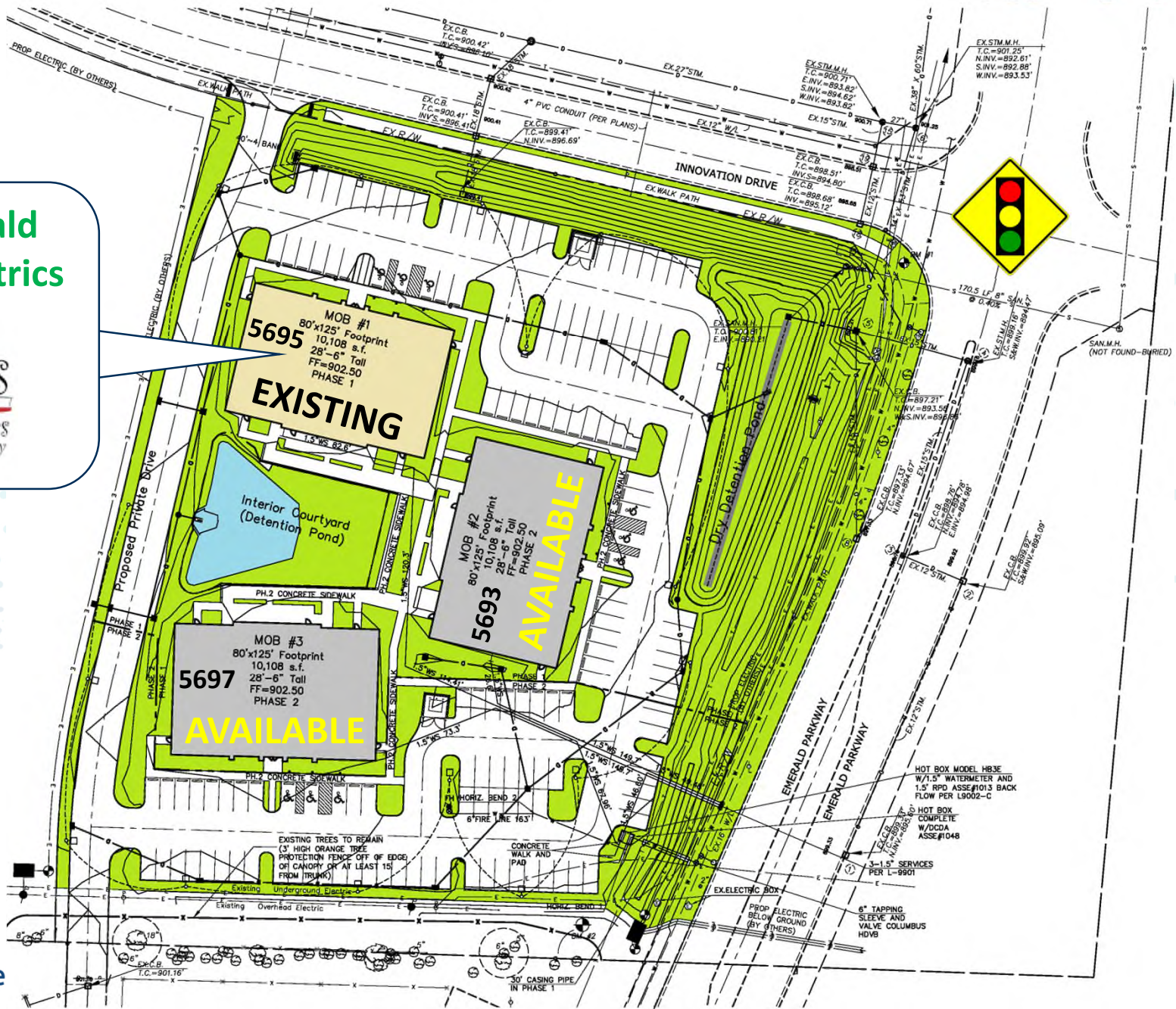
SITE PLAN



**Emerald
Pediatrics**



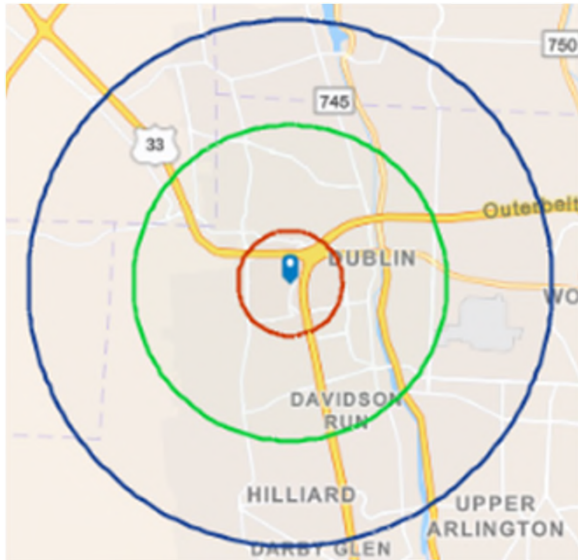
Hines
Little Smiles
Pediatric Dentistry



RENDERING



1-MILE RADIUS DEMOS



KEY FACTS

4,383
Population

2.7
Average
Household Size

36.1
Median Age

\$100,398
Median Household Income

BUSINESS



Total Businesses

937



Total Employees

17,841

EDUCATION



4%

No High School
Diploma



7%

High School
Graduate



12%

Some
College



77%

Bachelor's/Grad/Prof
Degree

INCOME



\$45,437

Per Capita
Income



\$100,398

Median
Household
Income



\$120,796

Average
Household
Income

EMPLOYMENT



80.1

White
Collar %



14.1

Blue
Collar %



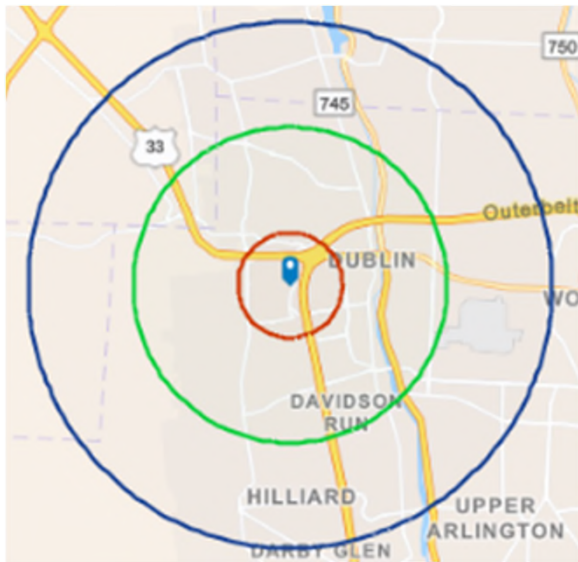
5.8

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

78,089
Population

2.4
Average
Household Size

36.7
Median Age

\$96,507
Median Household Income

BUSINESS

3,476

Total Businesses

61,628

Total Employees

EDUCATION

3%

No High School
Diploma

13%

High School
Graduate

17%

Some
College

67%

Bachelor's/Grad/Prof
Degree

INCOME



\$55,146
Per Capita
Income



\$82,994
Median
Household
Income



\$133,375
Average
Household
Income

EMPLOYMENT

80.4
White
Collar %

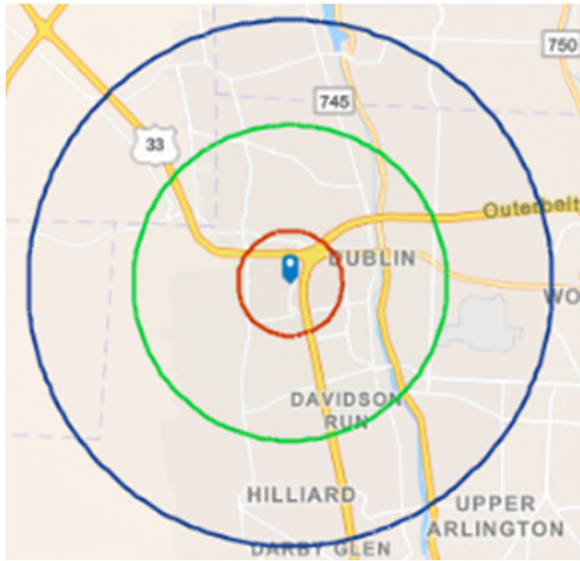
11.1
Blue
Collar %

8.5
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

183,843
Population

2.4
Average
Household Size

37.7
Median Age

\$99,346
Median Household Income

BUSINESS

7,167

Total Businesses

106,503

Total Employees

EDUCATION

3%

No High School
Diploma

13%

High School
Graduate

19%

Some
College

65%

Bachelor's/Grad/Prof
Degree

INCOME



\$56,540
Per Capita
Income



\$99,346
Median
Household
Income



\$137,793
Average
Household
Income

EMPLOYMENT

80.0
White
Collar %

10.6
Blue
Collar %

9.4
Services
%

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